

Before the Board of Zoning Adjustment, D. C.

Application 12201 of Hyman Zoslow, pursuant to Sub-section 7104.2 of the Zoning Regulations, to change a non-conforming use from motor sales and repair to auto repair, in the R-5-D District at 607-609 K Street, N. W., Lot 822, Square 451.

HEARING DATE: September 21, 1976

DECISION DATE: September 21, 1976 (Bench Decision)

FINDINGS OF FACT:

1. The property is located in a R-5-D District.
2. Prior to December 1972, the property was zoned C-3-B.
3. The property is developed with a one story brick building with an overhead door suitable for access for vehicles. The Building occupies 100 percent of the lot. For the past thirty years this location has been used for various types of auto repairs and service.
4. The property is currently being used as a taxicab office and a school for three students. Prior to that use, the property was used for the sale and repair of motor scooters. New lessee requests permission to use site for auto repair.
5. The last recorded certificate of occupancy (No. B55984) was issued on March 26, 1966 for sales and repair of motor scooters. This use is first permitted as a special exception in a C-2 District and as a matter-of-right in a C-3-B District.
6. The immediately adjacent property to the east is used for commercial purposes.
7. There was no opposition to this application.


CONCLUSIONS OF LAW:

The Board finds that the use is not a neighborhood facility but will not be objectionable to adjacent and neighboring property. The Board concludes that the use will not adversely affect the present location in future development of the area, which has been primarily commercial in nature. Accordingly it is ORDERED that the application is GRANTED.

VOTE:

5-0 (Ruby B. McZier, Esq., Lilla Burt Cummings, Esq., William S. Harps, William F. McIntosh and Leonard L. McCants, Esq.)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: 
ARTHUR B. HATTON
Executive Secretary

FINAL DATE OF ORDER: December 9, 1976

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.